



**LAND USE AND BUILDING MANAGEMENT COMMITTEE  
SPECIAL MEETING AGENDA  
WEDNESDAY, AUGUST 23, 2023 @ 6:00 PM**

**To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at [www.norwalkct.org/meetings](http://www.norwalkct.org/meetings).**



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Alan Lo at [alo@norwalkct.org](mailto:alo@norwalkct.org) to provide written public comment prior to the meeting.

**I. ROLL CALL**

**II. PUBLIC PARTICIPATION**

**III. MINUTES OF PREVIOUS MEETING(S) (NONE)**

**IV. OLD BUSINESS**

**V. NEW BUSINESS (NONE)**

- A. Review proposed Land Acquisitions relating to the South Norwalk School and Belden Main Library projects and refer the recommendations to the Common Council and other City entities for action:

**1.a. AUTHORIZATION:** The City of Norwalk is hereby authorized to purchase, acquire and/or take the properties listed below, and further, that the Mayor, Harry W. Rilling, or his designee, is authorized to execute and deliver any and all agreements, documents and other instruments necessary to purchase, acquire and/or take such properties. Account: [<<Pending Assignment and Approval of an Account Number by the Finance Department at its September 14, 2023 Finance & Claims Committee Meeting>>].

(1) 28 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(2) 32 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(3) 36 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(4) 38 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(5) 16 Meadow Street Ext., Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

(6) A portion of real property identified as Portion of Parcel A to be Deeded to the City of Norwalk, Area = 44,338 s.f.± (1.01786 Acres), and Portion of Lots 8 & 9 to be Deeded to the City of Norwalk, Area = 4,426 s.f.

± (.010161 Acres) on and as shown in a certain map entitled “Boundary Survey (Parcel A and Lots 8 & 9)” Scale 1’ = 30’ dated July 27, 2023 prepared by Langan CT, Inc., on file in Building Management Department of the City of Norwalk, to provide for right-of-way improvements including removing existing sightline obstruction by the modification of travel lane and reconfiguration of the intersection at the South Main Street/Meadow Street/ Wilson Avenue/Meadow Street Extension and other right of way improvements.

(7) A portion of real property known as 11 Belden Avenue, Norwalk identified as Parcel “X” Area: 11,227.63 Sq. Ft. or 0.258 acres (To Be Conveyed To City of Norwalk) on and as shown in a certain map entitled Map of Property 587, LLC Showing Land to be conveyed to City of Norwalk, #11 Belden Avenue, Norwalk, CT” Scale 1” = 20’ dated July 19, 2023 prepared by Advanced Surveying Land Surveyors, on file in Building Management Department of the City of Norwalk, for expansion of the Norwalk library located at 1 Belden Avenue including expansion of the existing footprint of the library, additional parking and/or other ancillary facilities servicing the library.

**1.b. AUTHORIZATION:** Proceed with funding process (including Special Capital Appropriation process) as necessary for the acquisition of properties herein referenced.

**1.c REFERRAL:** Conn. Gen. Stat. § 8-24 Referral for a Municipal Planning Commission Report on the City’s purchase, acquisition and/or taking of the properties listed below:

(1) 28 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

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## VIA TELECONFERENCE

(4) 38 Oxford Street, Norwalk, CT, to provide for enhanced vehicular and student access, additional parking, and recreational and open space area for the South Norwalk School.

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## VI. ADJOURNMENT

Prepared by Alan Lo  
Date: August 21, 2023



CITY OF NORWALK  
Alan Lo, Buildings and Facilities Manager  
alo@norwalkct.org P: 203-854-7877  
Norwalk City Hall  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

TO : LAND USE AND BUILDING MANAGEMENT COMMITTEE

FROM: ALAN LO, BUILDING AND FACILITIES MANAGER 

RE : LAND ACQUISITION RELATING TO SOUTH NORWALK  
SCHOOL AND BELDEN PUBLIC LIBRARY

DATE: AUGUST 21, 2023

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The City of Norwalk is embarking on two municipal development projects: construction of the new South Norwalk School and renovation and expansion of the Belden Main Public Library. Acquisition of additional properties are desirable to the development and operational needs of these municipal facilities in order to serve the public.

### **South Norwalk School**

For more the 50 years, the City of Norwalk through Norwalk Board of Education has provided public school busing for South Norwalk students with access to schools throughout the City. Columbus School became a magnet school in response to the need to meet enrollment demographics in the community. With changes in the demographics in the Norwalk community through the years, there is a need to provide a neighborhood elementary school to support the South Norwalk community.

Recently, the City acquired the old Hatch and Bailey Lumber Company's property at 1 Meadow Street Extension for a new South Norwalk Elementary School. The property is 11.7 acres. The new pre-kindergarten to fifth grade school will have a maximum capacity of 682 students with the intended occupancy at approximately 85% of capacity. The proposed building will be two stories for a total of approximately 86,000 square feet. The City has allocated \$76,000,000 for land acquisition and development of the new school. This project will benefit from the

2022 State's Special Legislative Action which granted the City of Norwalk a new reimbursable rate of 60% in lieu of 33% for renovation work and 22% for new construction. We are scheduled to go out for bid by the end of 2023, start construction through the winter and completion by August of 2025.

The current design provides a site design that meets the vehicle traffic and parking and open space needs when the school opens, anticipating that 4<sup>th</sup> and 5<sup>th</sup> grades attendance will lag behind for two years. Acquisition of certain properties along Oxford Street and Meadow Street Ext is desirable as it will enhance both vehicular and student access into the property, will provide additional parking and will provide recreational and open space meeting the needs of full occupancy of the school. The acquisition of certain property along South Main Street will allow right-of-way improvements by Traffic, Mobility and Parking Department to remove existing sightline obstruction by the modification of travel lane and reconfiguration of the intersection at the South Main Street/Meadow Street/ Wilson Avenue/Meadow Street Extension and other right of way improvements.

Attached is a site plan showing the properties as well as a survey for the property located along South Main Street. At this time, the City has issued a letter to the property owners informing them of the City's interest. Upon Committee's action below, City staff will proceed with formal negotiation on the acquisition of the properties. The Law Department has received two set of appraisals from two independent appraisal companies establishing current appraised values.

### **Belden Main Public Library**

The City of Norwalk is committed to updating and expanding the Main Branch Belden Public Library at 1 Belden Avenue. As identified in the Library Board's completed strategic and building plans (2018/2019), the Belden Library requires renovation and expansion to meet the community's current and future needs. In addition to these findings, the plans also identified a need for and importance of accessible parking that is located within a close proximity to the Belden Library.

Since August 2017, the City of Norwalk has supplemented the existing 38 onsite parking spots at the Belden Library with parking located on 11 Belden Avenue. In total, 28 parking spots were secured through a lease agreement with 587 CT AVE, LLC. The right to use of these parking spots under the lease will expire as of August 31, 2023. In planning for the potential loss of these spaces, at 11 Belden Avenue, the City of Norwalk entered an agreement with the Eagles Club to lease 30 parking spaces which began July 1, 2023. The agreement is a two-year agreement, with three

renewal options for one-year each. The annual payment to the Eagles Club is \$12,600, or \$35 per month per space. In addition to this agreement, the City of Norwalk and the First Taxing District came to an agreement for the city to purchase 3 Belden Avenue for \$1.4M. The sale and closing of the property are anticipated for late summer 2023. This acquisition secures an additional 31 parking spots for the use of the Belden Library.

Due to the nature of the short-term parking solution with the Eagles Club and the anticipated expansion project of the Library, which may require some of the footprint of the 3 Belden Avenue site and/or past the rear property line of the library, it is desirable that the city acquire a .25± acre portion of 11 Belden Avenue property abutting the rear of the library property line as more particularly set forth in the attached survey. It is anticipated that a renovation and expansion project of the Belden Library will result in an increase in visitors to the site. Recent renovation and expansion projects in the area, such as New Canaan and Westport, have resulted in up to a 20 percent increase in visitors.

#### **ACTION REQUESTED:**

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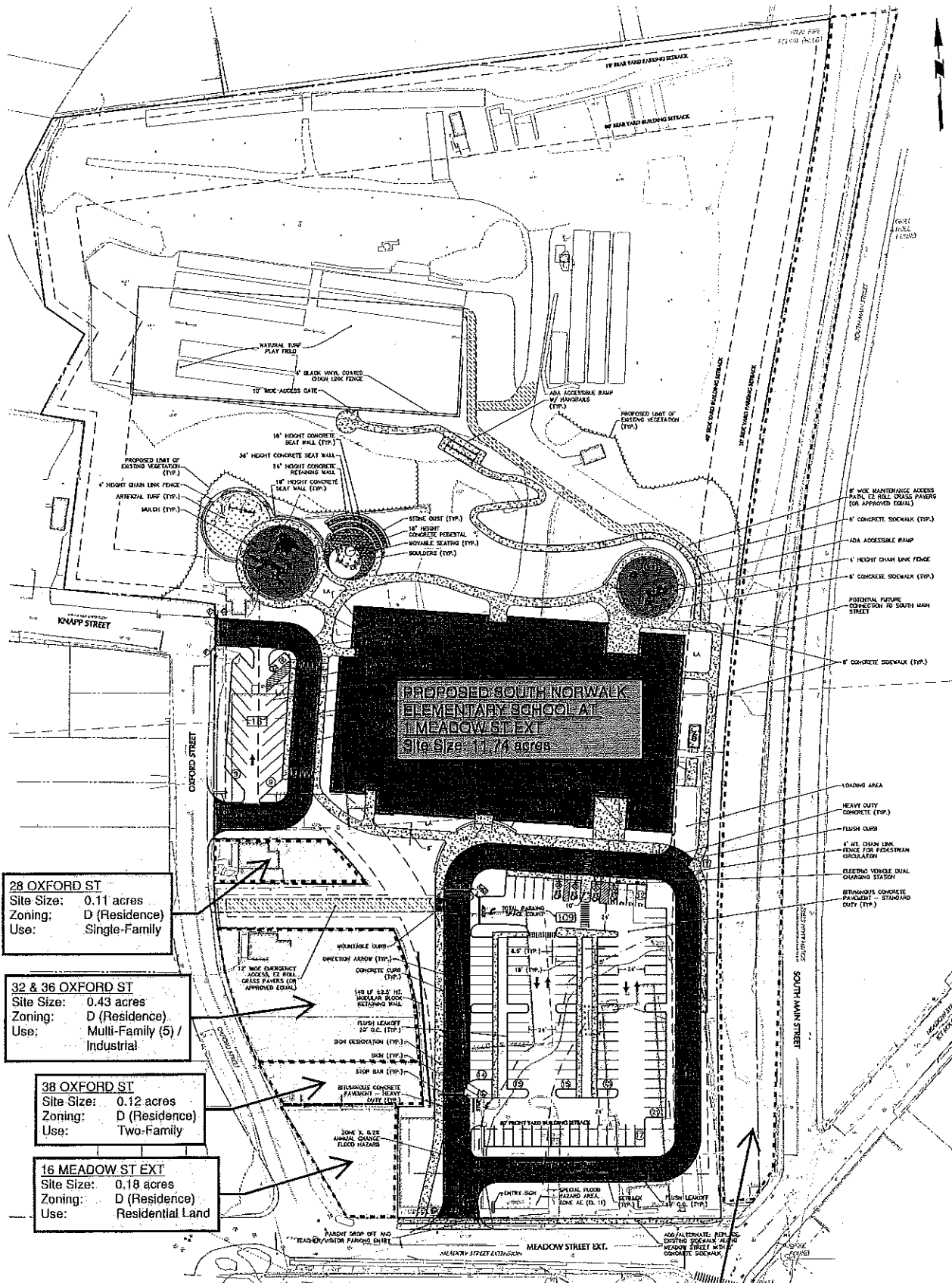


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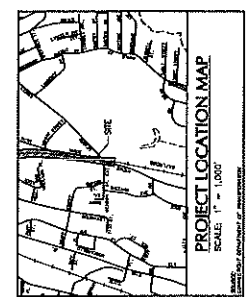
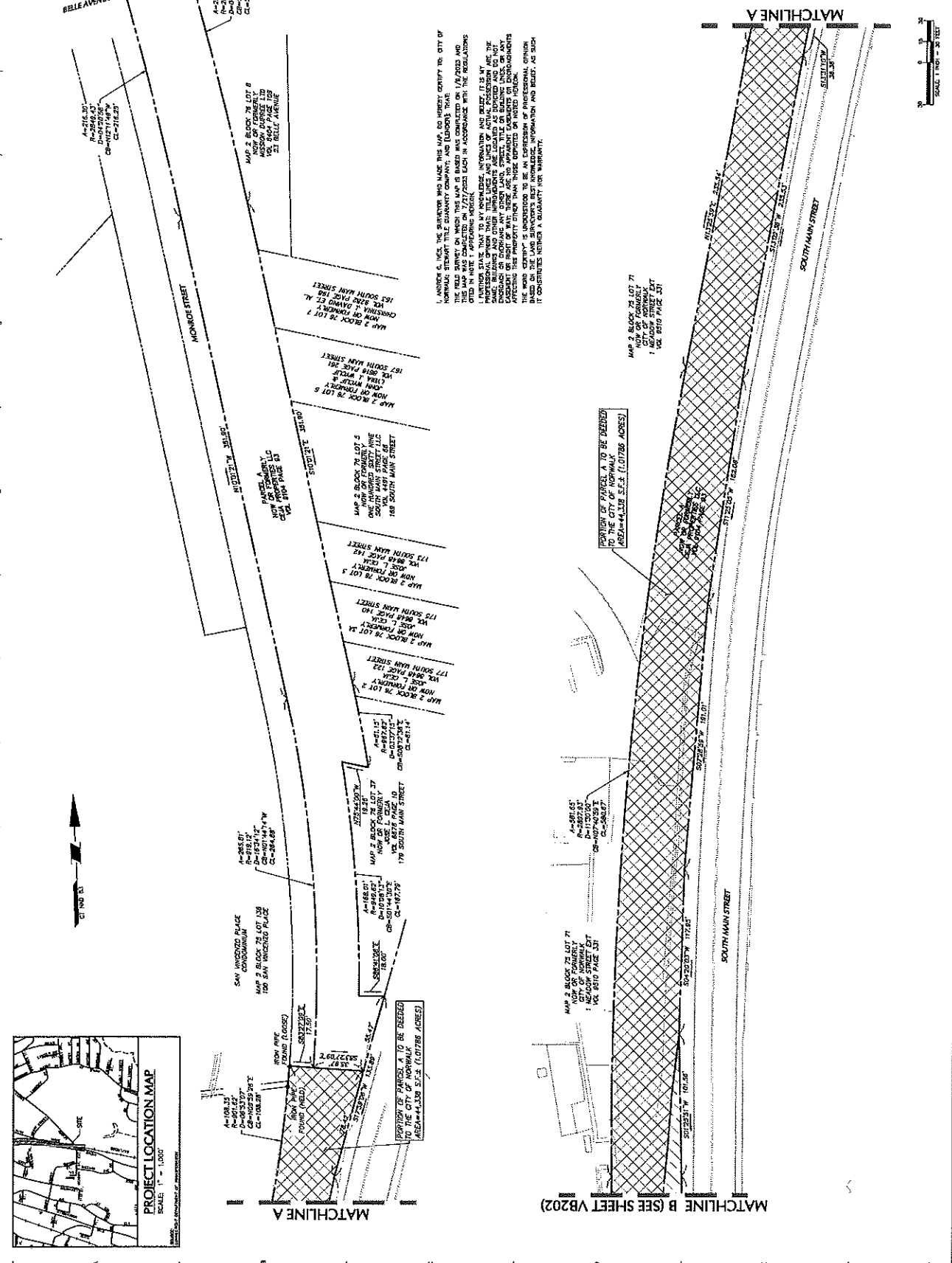
CC: Mayor, Harry W. Rilling  
Dr. Alexandra Estrella, Superintendent of Schools  
Tom Livingston, Chief-of-Staff

# SOUTH NORWALK SCHOOL - POTENTIAL ACQUISITIONS (7/25/23)



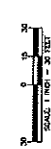


Scale	As Shown	No.	REVISED
<b>DRAFT</b>			
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.			
<b>LANGAN</b>			
ANDREW C. VESE PROFESSIONAL LAND SURVEYOR STATE OF CONNECTICUT CT STATE LIC. NO. 70286			
LANGAN CT, INC. 1000 WEST MAIN STREET NEW HAVEN, CT 06611 T: 203.632.9771 F: 203.769.8142 www.langan.com			
<b>PROJECT</b>			
<b>SOUTH MAIN STREET RIGHT OF WAY IMPROVEMENTS</b>			
<b>BOUNDARY SURVEY (PARCEL A AND LOTS 8 &amp; 9)</b>			
<b>CONNECTION</b>			
<b>CONNECTION</b>			
Project No.	NA	Drawing No.	VB201
Date	JULY 27, 2023	Drawn By	AV
Checked By	AV	Scale	AS SHOWN
Sheet 1 of 2			



I, ANDREW C. VESE, THE SURVEYOR WHO MADE THIS MAP, DO HEREBY CERTIFY TO THE CITY OF NEW HAVEN, CONNECTICUT, THAT THIS MAP WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF CONNECTICUT. THE MAP WAS COMPLETED ON 7/27/2023 EACH IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CONNECTICUT. I AM NOT PROVIDING THIS MAP TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF LANGAN CT, INC. THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CONNECTICUT HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CONNECTICUT. THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CONNECTICUT HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CONNECTICUT.

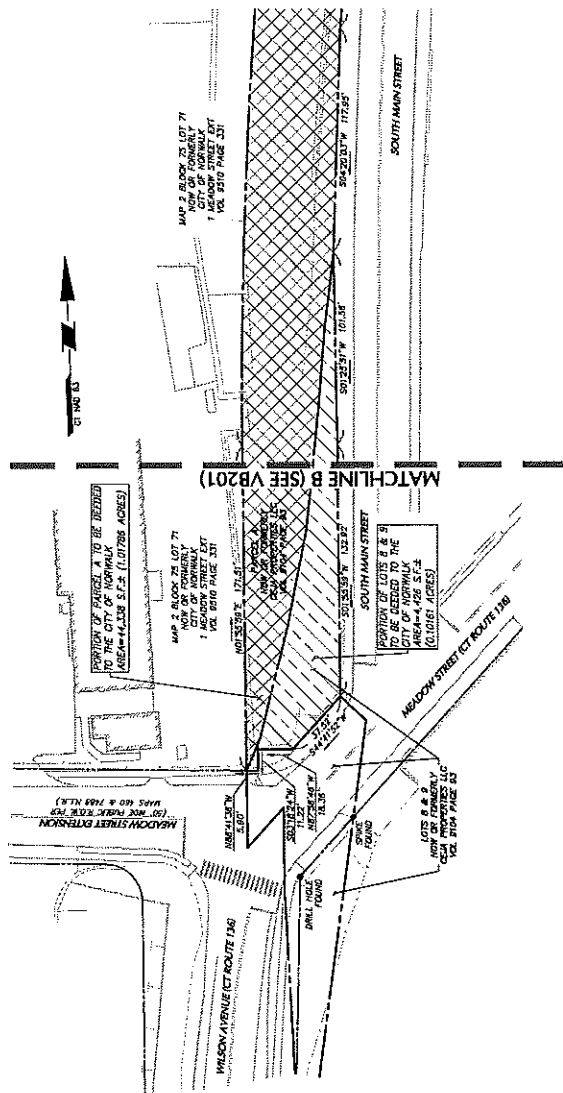
MATCHLINE B (SEE SHEET VB202)





No.	Description	No.
REVISIONS		
	"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN."	
DRAFT		
AMENDED BY: VBS	DATE: 08/20/2020	STATE: CONNECTICUT
PROJECT: LANGLEY CT, INC. 400 WEST STREET NEW HAVEN, CT 06911		
PROJECT: SOUTH MAIN STREET RIGHT-OF-WAY IMPROVEMENTS		
PROJECT: BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)		
Project Title: BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)		
Project No. Drawing No.		
Date: JUL 27, 2020	Scale: 1"=40'	Sheet 2 of 2
Drawn By: JAS	Checked By: JAS	
VB202		

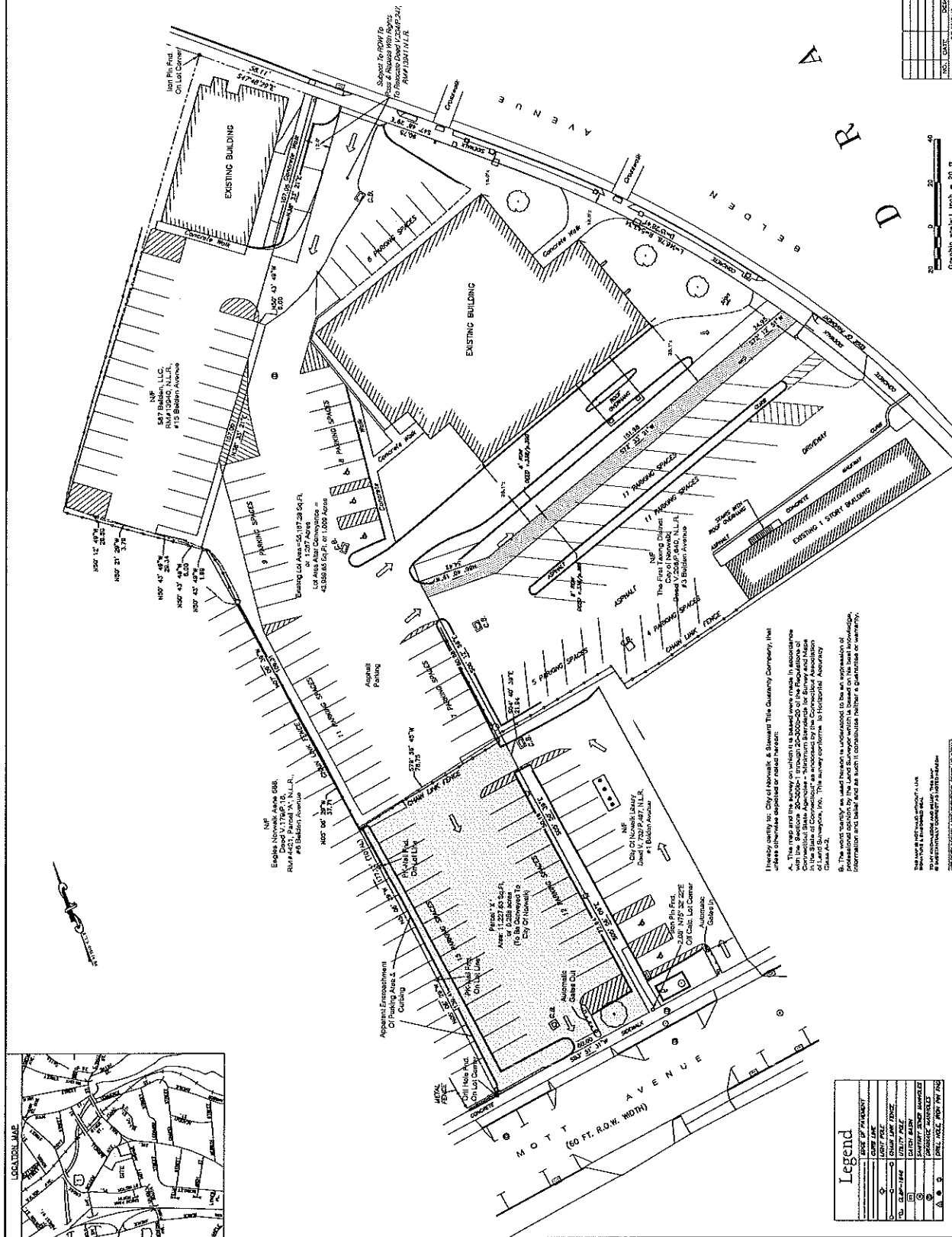
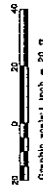
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[illegible][illegible]

1. This survey and map have been prepared in accordance with the provisions, specified through paragraph 20 of the Regulations of the Connecticut State Agencies, "Minimum Standards for Survey and Mapping in the State of Connecticut," as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Property / Boundary Survey based upon a Dependent Easement. It conforms to horizontal Accuracy Class A-2. It is intended to depict the position of existing improvements and the land to be conveyed to the City of Norwalk.
2. Reference is made to following map on file in the Norwalk, Town Clerk's Office:

- [illegible]

MAP OF PROPERTY 587 CT AVE, LLC  
SHOWING LAND TO BE CONVEYED  
TO CITY OF NORWALK,  
#11 BELDEN AVENUE  
NORWALK, CT

[illegible]

Hereby certify to: City of Norwalk & Steward Title Guaranty Company, that

- A. The map and the survey on which it is based were made in accordance with the Sections 20-2029-20 of the Regulations of the Connecticut State Geologist, "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. This survey conforms to Horizontal Accuracy Class A-2.

3. The word "certify" as used herein is understood to be an expression of professional opinion by the Land Surveyor which is based on his best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.

THEY HAVE BE NOT TAUGHT WITHOUT A LIVE  
MOMENTS & ENGAGED SOUL

Legend	
	EDGE OF PAVEMENT
	CURB LINE
	LIGHT POLE
	CHAIN LINK FENCE
	UTILITY POLE
	CATCH BASIN
	SAFARIY SIGN SAMPLES
	DRAINAGE MARKINGS
	CONCRETE SIGN SAMPLES